

## Historic District Review Committee

### Staff Report

Date of Meeting: May 9, 2011

CAPP2011-0009

Historic District: Goose Creek

Project Planner: Lauren Murphy

### Action Item

**CAPP 2011-0009 Cline: Construction of new shed. PIN # 422-18-3026.**

### Background

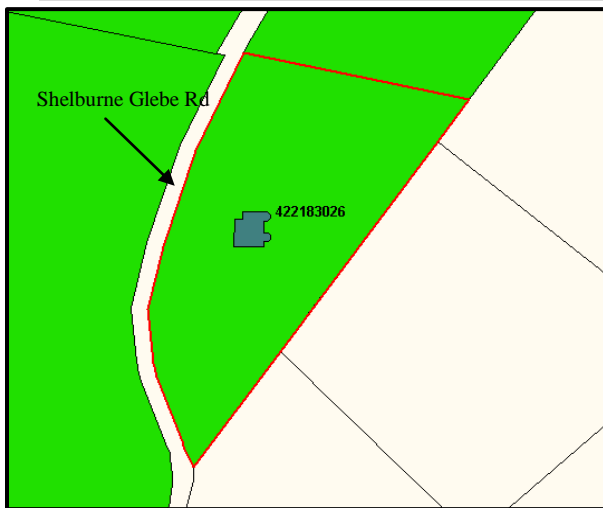


Figure 1: Subject Property, 19144 Shelburne Glebe Road

The subject property is located at 19144 Shelburne Glebe Road in the rural area of the Goose Creek Historic District. The applicant is proposing to construct a simple board and batten 12' x 16' garden shed to house lawn and garden equipment.

The property is assessed at approximately 5 acres. The primary structure on the lot is a residence constructed in 2003 under CAPP 2003-0002. The property is heavily wooded and the proposed shed will not be visible from Shelburne Glebe Road.

There are no zoning issues with this proposal.

### Analysis

This application is evaluated under the Historic District Guidelines: Goose Creek ("Goose Creek Guidelines" or "Guidelines"), Chapter 4, *Guidelines for New Construction*, and Chapter 3, *Guidelines for Site Elements*, with references to Chapter 7, *Guidelines for Materials*, where appropriate.

The proposed shed is an accessory structure to the main dwelling and is located to the side and rear of the house. The Guidelines indicate that accessory structures should be "*subordinate to the main historic structure in scale, mass, and siting*" (Goose Creek Guidelines, Guidelines for Site Elements, Accessory Structures and Breezeways, page 46, Guideline 2). The proposed shed is of modest size and is clearly subordinate to the existing dwelling both in design and size.

#### A. Roof Form and Materials

The proposed shed has a gable roof form which is the preferred roof form in the Goose Creek District (Goose Creek Guidelines, Guidelines for New Construction, Roof Form and Materials, page 66, Guideline 1). The existing house has a ten-in-twelve pitch

whereas the proposed shed will have an eight-in-twelve roof pitch. The eight-in-twelve pitch is a common pitch for the Goose Creek District and is appropriate for the smaller scale of the shed (Goose Creek Guidelines, Guidelines for New Construction, Roof Form and Materials, page 66, Guideline 2).

The shed roof will be sheathed in standing seam metal which is the preferred roof material in this District (Goose Creek Guidelines, Guidelines for New Construction, Roof Form and Materials, page 66, Guideline 3a). While the existing house has an asphalt shingle roof, the scale and mass of the proposed shed are so modest that the use of the more traditional roof material (standing



Photo 1: General Area of Proposed Shed

seam metal) on this structure will not distort the hierarchy of buildings on this site. Further, the metal roof is complementary to the traditional siding proposed. The applicant has indicated that the height of the seam is three-quarters of an inch, shorter than the traditional seam which is “typically between one-and-one-quarter and one-and-one-half inches” (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80, Guideline 8). However, because this is a small accessory structure and the building will not be visible from Shelburne Glebe Road, the smaller seam height will not be noticeable. **The proposed shed meets the Guidelines for roof form and materials.**

#### B. Windows and Doors

The proposed shed will have two doors on the front elevation, flanked on either side by a small window. The doors, while not a typical entry style for a dwelling in the District, are appropriate for the style of the shed. The doors will be wood to match the board-and-batten siding which is the preferred material for doors in the Goose Creek District (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 72, Guideline 7). The windows will each have six simulated divided lites (SDL) which meets the Guidelines for muntins (Goose Creek Guidelines, Guidelines for New Construction, Doors Windows and Shutters, page 73, Guideline 9). While double hung windows are the most common style in the Goose Creek District, the proposed windows are consistent with the design of the shed and will not be visible from any public right-of-way. **The proposed shed is consistent with the Guidelines for doors, and windows.**

#### C. Materials

The proposed siding material is 1” x 10” white pine board-and-batten. Board-and-batten siding is common on accessory buildings throughout the Goose Creek District. Wood siding is a preferred material in this District (Goose Creek Guidelines, Guidelines for New Construction, Materials and Textures, page 80, Guideline 2). The use of the wood

siding will also help blend the shed into the heavily wooded surroundings. **The proposed shed is consistent with the Guidelines for materials.**

### Findings

1. The proposed shed will not be visible from any public right-of-way.
2. The proposed shed is of a modest size and is clearly subordinate to the primary structure in location, scale and massing which meets the Guidelines for accessory structures.
3. The roof form and materials of the proposed shed meet the Guidelines. The doors, windows, and siding meet the Guidelines. The windows on the proposed shed are not a common style in the District; however the windows will not be visible from the road and are consistent with the design of the shed. The doors and board-and-batten siding are consistent with the design of the shed and will blend the proposed structure into the backdrop of the heavily wooded lot.

### Recommendation

Staff recommends approval of the application as submitted.

### Suggested Motions

1. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0009 for the construction of a shed in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 2 and 3 of the staff report dated May 9, 2011 as submitted in the application.*
2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2011-0009 for the construction of a shed in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 2 and 3 of the staff report dated May 9, 2011 with the following conditions ...*
3. *I move an alternative motion.*